

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION

Case number (if known)	Chapter	11
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☐ Check if this an amended filing

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 208-214 E. 25th St. LLC

2. **All other names debtor used in the last 8 years**
- Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number 13-4167220  
(EIN)

- |                            |  |  |
|----------------------------|--|--|
| <b>4. Debtor's address</b> | <b>Principal place of business</b>                     | <b>Mailing address, if different from principal place of business</b>              |
|                            | <b>208 E 25th St</b><br><b>New York, NY 10010-3108</b> |  |
|                            | Number, Street, City, State & ZIP Code                 | P.O. Box, Number, Street, City, State & ZIP Code                                   |
|                            | <b>New York</b>  | <b>Location of principal assets, if different from principal place of business</b> |
|                            | County   |  |
|                            |  | Number, Street, City, State & ZIP Code   |

5. Debtor's website (URL) \_\_\_\_\_

6. **Type of debtor**
- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- ☐ Partnership (excluding LLP)
- ☐ Other. Specify: \_\_\_\_\_

Debtor 208-214 E. 25th St. LLC  
Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. Check all that apply.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

If more than 2 cases, attach a separate list.

- ☒ No.  
☐ Yes.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor 208-214 E. 25th St. LLC Case number (if known) \_\_\_\_\_  
Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☒ No ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district? Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other \_\_\_\_\_

Where is the property? \_\_\_\_\_

Number, Street, City, State & ZIP Code

Is the property insured?

- ☐ No

- ☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

#### Statistical and administrative information

13. Debtor's estimation of available funds Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5001-10,000   | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

15. Estimated Assets
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input type="checkbox"/> \$1,000,001 - \$10 million             | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million           | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million          | <input type="checkbox"/> More than \$50 billion          |

16. Estimated liabilities
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
|---|---|--|

Debtor	<b>208-214 E. 25th St. LLC</b>	Case number (if known)
Name		
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor 208-214 E. 25th St. LLC Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 30, 2022  
MM / DD / YYYY

X

Signature of authorized representative of debtor

David Goldwasser

Printed name

Title Chief Restructuring Office

**18. Signature of attorney**

X

Signature of attorney for debtor

Date November 30, 2022

MM / DD / YYYY

Kevin J. Nash

Printed name

Goldberg Weprin Finkel Goldstein LLP

Firm name

1501 Broadway 22nd Floor  
New York, NY 10036

Number, Street, City, State & ZIP Code

Contact phone (212) 221-5700

Email address knash@gwfglaw.com

Kevin J. Nash

Bar number and State

Debtor 208-214 E. 25th St. LLC  
Name

Case number (if known) \_\_\_\_\_

**Request for Relief, Declaration, and Signatures**

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I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 30, 2022  
MM / DD / YYYY

**X**

\_\_\_\_\_  
Signature of authorized representative of debtor

\_\_\_\_\_  
Printed name

Title \_\_\_\_\_

**18. Signature of attorney**

**X**

/s/ Kevin J. Nash

\_\_\_\_\_  
Signature of attorney for debtor

Date November 30, 2022

\_\_\_\_\_  
MM / DD / YYYY

Kevin J. Nash

\_\_\_\_\_  
Printed name

Goldberg Weprin Finkel Goldstein LLP

\_\_\_\_\_  
Firm name

1501 Broadway 22nd Floor

New York, NY 10036

\_\_\_\_\_  
Number, Street, City, State & ZIP Code

Contact phone (212) 221-5700

Email address knash@gwfglaw.com

Kevin J. Nash

\_\_\_\_\_  
Bar number and State

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

208-214 E. 25th St. LLC,

Case No.

Debtor.

-----X

**DEBTOR'S DECLARATION  
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-2**

David Goldwasser declares the following under penalties of perjury pursuant to 28 U.S.C. § 1746:

1. My firm (FIA Capital Partners LLC) and I have been engaged by 208-214 E. 25th St. LLC (the "Debtor" or the "Company") to act as the Company's Chief Restructuring Officer for purposes of filing and pursuing a Chapter 11 reorganization in this bankruptcy case.

2. I specialize in business restructuring, bankruptcy, and litigation planning, including Chapter 11 reorganization, bankruptcy claims, tax liens, and rescue capital for distressed commercial real estate. I have over 20 years of litigation and crisis management experience and have appeared on behalf of debtors in over forty bankruptcy cases in the Southern and Eastern Districts of New York.

3. I respectfully submit this Declaration in accordance with Local Bankruptcy Rule 1007-2 in support of the Debtor's filing of a voluntary petition under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code").

**(A) Events Necessitating the Chapter 11 Filing**

4. The Debtor is a New York limited liability company, owning four contiguous residential apartment buildings located at 208-214 East 25<sup>th</sup> Street, New York, NY (collectively the "Buildings"). The Buildings contain an aggregate of 85 apartments of which

approximately 11 are rent controlled or rent stabilized, with another 2 vacancies and 1 employee occupied unit. The balance of the units (approximately 71) are free-market. The Buildings generate total monthly rents of approximately \$269,700 per month, with a current fair market value of \$30 million or more depending on what capitalization rates are used.

5. The Buildings are subject to a first mortgage which was refinanced in 2015 by BankUnited in the principal sum of \$25 million since reduced to a principal balance of \$22,751,005.71 (the "Mortgage"). The Mortgage performed reasonably well for several years prior to the onset of the Covid-19 pandemic. The mortgage is currently held by 25th Street Multifamily LLC (the "Note Buyer") following an assignment thereof by BankUnited dated on or about August 11, 2021.

6. Pre-Covid, BankUnited routinely swept monthly debt service each month from the Debtor's rent collection account. The Buildings generated sufficient monthly rents to pay all necessary debt service, real estate taxes and insurance. However, with the onset of Covid 19, many rents were not paid by tenants, and the Buildings encountered shortfalls. These shortfalls were addressed by the Debtor's owner and management, which subsidized payments in order to enable the Debtor to continue to pay its regular debt service to BankUnited of approximately \$110,000 per month. In fact, despite insufficient rent collections, the Debtor continued to stay completely current with its mortgage through July 2021.

7. Like virtually all residential buildings in New York, Covid-19 impacted the Debtor's collection of rents. However, the Debtor was committed to staying current with BankUnited and managed to pay regular debt service through July 10, 2021 when apparently, a deficiency of some \$16,360.90 arose after BankUnited deducted \$97,402.38 from its account. Notice of the shortfall, however, was not provided to the Debtor. Another modest shortfall arose



in August, 2021 and before the Debtor fully knew about the situation, BankUnited accelerated the debt on August 11, 2021. That same day, August 11, 2021, BankUnited assigned its note and mortgage to the Note Buyer, which immediately commenced a foreclosure action on August 13, 2021 and started charging 24% default interest.

8. Following the dubious acceleration, the Note Buyer not only refused to accept the Debtor's cure of the shortfalls, but also refused to accept any further monthly mortgage payments from the Debtor at all. While the Debtor continued to tender its regular monthly payments from September 2021 through the present, these payments were rejected by the Note Buyer as part of a thinly-veiled strategy to increase the running of default interest. In the meanwhile, the Debtor has deposited into escrow the sum of \$1,514,133.04, representing the Debtor's estimate of accrued debt service at the non-default interest rate.

9. In many respects, the Debtor is a victim of predatory lending practices. In fact, the Note Buyer is affiliated with Maverick Real Estate Partners, which has a questionable reputation of buying distressed debt to position itself to charge default interest at 24% per annum.

10. It is certainly noteworthy that the mortgage debt here was accelerated by the original lender (BankUnited) on August 11, 2021, which is the very same day that the Mortgage was assigned to the Note Buyer. Given the timing of events, it is readily apparent that the Mortgage was acquired by the Note Buyer to prey upon the opportunity to charge runaway default interest against the Debtor.

11. In the meanwhile, a Receiver was appointed in the foreclosure action last May. After the appointment, the Debtor sought to refinance the debt and obtained a commitment from a bona fide third-party lender only to be stymied from closing by an exceedingly high pay-

off which included approximately \$4,000,000 in default interest alone, plus exorbitant exit fees and reimbursement for the assignment of mortgage.

12. I have dealt with a number of properties plagued by the scourge of default interest. This case is well-suited for a Chapter 11 restructuring since the State Court already found viable issues of fact as to whether the Note Buyer's acceleration of the mortgage debt in August 2021 following two relatively modest payment shortfalls was unconscionable. Litigation is currently pending in the State Court on these issues, but in the meanwhile the Debtor is desirous of utilizing the Chapter 11 process to proceed with either a prompt cure and reinstatement of the mortgage debt, or a refinancing, each predicated upon a fair and just resolution of the disputed default interest charges.

**(B) Local Rule 1007-2 Disclosures**

13. Pursuant to Local Rule 1007-2(a)(3), no committee of creditors was formed prior to the filing of the Petition.

14. Pursuant to Local Rule 1007-2(a)(4), a list of the Debtor's twenty largest creditors is included as part of the Debtor's bankruptcy schedules.

15. Pursuant to Local Rule 1007-2(a)(5), the Property is subject to an outstanding mortgage held by the Note Buyer in the current principal amount of \$22,751,005.71, plus disputed interest and fees.

16. Pursuant to Local Rule 1007-2(a)(6), the Debtor's assets and liabilities are set forth in the bankruptcy schedules filed herewith and are comprised primarily of the Buildings with a scheduled value of at least \$30 million depending on the capitalization rate.

17. Pursuant to Local Rule 1007-2(a)(7), the membership interests of the Debtor are held by the 208-214 E. 25<sup>th</sup> Trust.

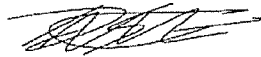
18. Pursuant to Local Rule 1007-2(a)(8), Hayley Greenberg was appointed Receiver of the Property in May, 2022.

19. Pursuant to Local Rule 1007-2(a)(10), the Debtor's books and records are located at the Company's business offices in Manhattan.

20. Pursuant to Local Rule 1007-2(a)(11), the Debtor is subject to the pending foreclosure proceedings instituted by the Note Buyer as described above.

21. Pursuant to Local Rule 1007-2(a)(12), I am the current Chief Restructuring Officer and will seek formal Bankruptcy Court approval of my retention.

Dated: New York, NY  
November 30, 2022



---

David Goldwasser, Manager

**208-214 E. 25TH ST. LLC**

**COMPANY RESOLUTION IN SUPPORT OF CHAPTER 11 FILING**

WHEREAS, the business and legal affairs of 208-214 E. 25th St. LLC (the "Company") are governed by a certain Operating Agreement as amended (the "Operating Agreement"); and

WHEREAS, in accordance with the Operating Agreement, a special meeting of the Company having been called and convened on November 29, 2022, and upon motion duly made and carried, the following resolutions were adopted:

**RESOLVED**, the Company is authorized to file a voluntary petition for relief under Chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"), in the United States Bankruptcy Court for the Southern District of New York; and it is further

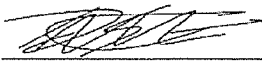
**RESOLVED**, that FIA Capital Partners LLC by David Goldwasser is designated as the Restructuring Officer of the Company for purposes of filing and prosecuting the Chapter 11 filing on behalf of the Company and Annabelle Santiago is designated as Manager;

**RESOLVED**, David Goldwasser is authorized to act on behalf of the Company to (a) execute the Chapter 11 petition and all other related papers, and other documents, and cause the same to be filed with the Bankruptcy Court; (b) cause the Company to file all schedules, statements, lists, motions, applications and other papers necessary or desirable to prosecute the Chapter 11 case and achieve confirmation of a plan of reorganization; and (c) pursue a restructuring of the Company's debts and obligations; and it is further

**RESOLVED**, that the Company is authorized to retain the law firm of Goldberg Weprin Finkel Goldstein LLP as counsel in the Chapter 11 case under a general retainer.

Dated: New York, New York  
November 30, 2022

208-214 E. 25th St. LLC  
By: FIA Capital Partners LLC

By:   
David Goldwasser  
Chief Restructuring Officer

Authorized and Approved:  
208-214 E. 25th Trust – 100% Member

By: \_\_\_\_\_  
Trustee

**208-214 E. 25TH ST. LLC**

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November 30, 2022

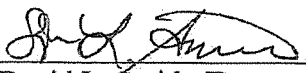
208-214 E. 25th St. LLC

By: FIA Capital Partners LLC

By: \_\_\_\_\_

David Goldwasser  
Chief Restructuring Officer

Authorized and Approved:  
208-214 E. 25th Trust – 100% Member

By:   
David L. Smith, Trustee

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

208-214 E. 25th St. LLC,

Case No.

Debtor.

-----X

**LIST OF EQUITY HOLDERS**

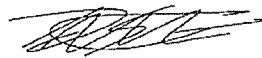
208-214 E. 25th Trust

100% Member

Dated: New York, New York  
November 30, 2022

208-214 E. 25th St. LLC

By:



\_\_\_\_\_  
David Goldwasser  
Chief Restructuring Officer

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

208-214 E. 25th St. LLC,

Case No.

Debtor.  
-----X

**LIST OF LAWSUITS**

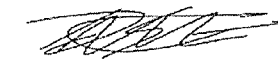
25th Street Multifamily LLC v. 208-214 E. 25th St. LLC, et al  
Supreme Court, New York County  
Index No. 850189/2021  
Relief Sought: Foreclosure Action

Attorney/Firm(s) For Plaintiff –  
Katsky Korins LLP  
605 Third Avenue  
New York, NY 10156

Dated: New York, New York  
November 30, 2022

208-214 E. 25th St. LLC

By:



\_\_\_\_\_  
David Goldwasser  
Chief Restructuring Officer

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

208-214 E. 25th St. LLC,

Case No.

Debtor.  
-----X

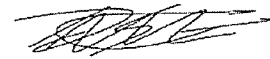
**BANKRUPTCY RULE 7007.1 AND S.D.N.Y. LBR 1007-3  
CORPORATE OWNERSHIP STATEMENT**

Pursuant to Bankruptcy Rule 7007.1 and S.D.N.Y. LBR 1007-3, 208-214 E. 25th St. LLC certifies that it is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York  
November 30, 2022

208-214 E. 25th St. LLC

By:



\_\_\_\_\_  
David Goldwasser  
Chief Restructuring Officer



**Fill in this information to identify the case:**

Debtor name 208-214 E. 25th St. LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an  
amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.


I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets--Real and Personal Property*(Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property*(Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases*(Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 30, 2022

X

  
Signature of individual signing on behalf of debtor

David Goldwasser

Printed name

Chief Restructuring Office

Position or relationship to debtor

Fill in this information to identify the case:	
Debtor name	208-214 E. 25th St. LLC
United States Bankruptcy Court for the:	SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION
Case number (if known):	

☐ Check if this is an amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Hayley Greenberg, Esq. Greenberg & Merola, LLP, 2280 Grand Ave Ste 202 Baldwin, NY 11510-3110			Unliquidated			\$0.00
Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346		Taxes	Unliquidated Disputed			\$0.00
Northwind Group 489 5th Ave Fl 28 New York, NY 10017-6117			Unliquidated Disputed			\$0.00
NYC Dep't of Finance Legal Affairs 345 Adams St Fl 3 Brooklyn, NY 11201-3719		Real estate taxes	Unliquidated			\$1,569,372.00
NYS Dep't of Taxation Bankruptcy/Special Procedure PO Box 5300 Albany, NY 12205-0300		Taxes	Unliquidated Disputed			\$0.00

Fill in this information to identify the case:	
Debtor name	<u>208-214 E. 25th St. LLC</u>
United States Bankruptcy Court for the:	<u>SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION</u>
Case number (if known)	<u></u>

☐ Check if this is an amended filing

## Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

### Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

☐ No. Go to Part 2.

☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)  
Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

Line	Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	Current value of debtor's interest
3.1.	<u>Bank United</u>	<u>Checking Account</u>	<u></u>	<u>\$0.00</u>

3.2.	<u>Receiver's Account</u>	<u>Operating Funds</u>	<u></u>	<u>unknown</u>
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3.3.	<u>Attorney Escrow Account for Lender Interest</u>	<u>Escrow</u>	<u></u>	<u>\$1,514,133.04</u>
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4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$1,514,133.04

### Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

☐ No. Go to Part 3.

☒ Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits  
Description, including name of holder of deposit

7.1.	<u>Security deposits being maintained by Receiver</u>	<u>\$170,000.00</u>
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Debtor 208-214 E. 25th St. LLC  
Name

Case number (If known) \_\_\_\_\_

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**  
Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$170,000.00

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

☐ No. Go to Part 4.

☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 0.00 - 0.00 = .... unknown  
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

**Part 4: Investments**

13. Does the debtor own any investments?

☒ No. Go to Part 5.

☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

☒ No. Go to Part 6.

☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

☒ No. Go to Part 7.

☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☒ No. Go to Part 8.

☐ Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

☒ No. Go to Part 9.

☐ Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

Debtor 208-214 E. 25th St. LLC Case number (if known) \_\_\_\_\_  
Name

- ☐ No. Go to Part 10.  
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 208 W 25th St # 214, New York, NY 10001-7304 Four contiguous apartment buildings with 85 total units	Fee Simple	\$30,000,000.00	Depending on CAP	\$30,000,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

\$30,000,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No  
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.  
☐ Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.  
☐ Yes Fill in the information below.

Debtor 208-214 E. 25th St. LLC Case number (if known) \_\_\_\_\_  
Name

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$1,514,133.04	
81. Deposits and prepayments. Copy line 9, Part 2.	\$170,000.00	
82. Accounts receivable. Copy line 12, Part 3.	\$0.00	
83. Investments. Copy line 17, Part 4.	\$0.00	
84. Inventory. Copy line 23, Part 5.	\$0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$0.00	
88. Real property. Copy line 56, Part 9.....>		\$30,000,000.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90. All other assets. Copy line 78, Part 11.	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$1,684,133.04	+ 91b. \$30,000,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$31,684,133.04

Fill in this information to identify the case:	
Debtor name	<u>208-214 E. 25th St. LLC</u>
United States Bankruptcy Court for the:	<u>SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION</u>
Case number (if known)	<u></u>

☐ Check if this is an amended filing

Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A	Column B
Amount of claim	Value of collateral that supports this claim
Do not deduct the value of collateral.	
<u>\$22,751,005.00</u>	<u>\$30,000,000.00</u>

**2.1 25th Street Multifamily LLC**

Creditor's Name

100 Park Ave  
New York, NY 10017-5516

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

1. 25th Street Multifamily LLC  
2. NYC Dep't of Finance

Describe debtor's property that is subject to a lien

208 W 25th St # 214, New York, NY 10001-7304  
Four contiguous apartment buildings with 85 total units

Describe the lien

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☒ Unliquidated

☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$22,751,005.00

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

Katsky Korins LLP  
605 3rd Ave  
New York, NY 10158-0180

On which line in Part 1 did you enter the related creditor?

Line 2.1

Last 4 digits of account number for this entity

**Fill in this information to identify the case:**

Debtor name 208-214 E. 25th St. LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206E/F**

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim      Priority amount

2.1 Priority creditor's name and mailing address  
**Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346**

As of the petition filing date, the claim is:

*Check all that apply.*

☐ Contingent

☒ Unliquidated

☒ Disputed

\$0.00      \$0.00

Date or dates debt was incurred

Basis for the claim:

**For Notice Purposes**

Last 4 digits of account number

Is the claim subject to offset?

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

☒ No

☐ Yes

2.2 Priority creditor's name and mailing address  
**NYC Dep't of Finance  
Legal Affairs  
345 Adams St Fl 3  
Brooklyn, NY 11201-3719**

As of the petition filing date, the claim is:

*Check all that apply.*

☐ Contingent

☒ Unliquidated

☐ Disputed

\$1,569,372.00      \$0.00

Date or dates debt was incurred

Basis for the claim:

**Real Estate Taxes**

Last 4 digits of account number

Is the claim subject to offset?

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

☒ No

☐ Yes



Debtor <u>208-214 E. 25th St. LLC</u> Name	Case number (if known) _____
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<b>2.3</b> Priority creditor's name and mailing address <b>NYS Dep't of Taxation</b> <b>Bankruptcy/Special Procedure</b> <b>PO Box 5300</b> <b>Albany, NY 12205-0300</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	<u>\$0.00</u> <u>\$0.00</u>
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Date or dates debt was incurred _____	Basis for the claim: <b>For Notice Purposes</b>	
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Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
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**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

	Amount of claim	
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<b>3.1</b> Nonpriority creditor's name and mailing address <b>Hayley Greenberg, Esq.</b> <b>Greenberg &amp; Merola, LLP,</b> <b>2280 Grand Ave Ste 202</b> <b>Baldwin, NY 11510-3110</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>unknown</u>
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Date(s) debt was incurred _____	Basis for the claim: <u>Receiver</u>	
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Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
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<b>3.2</b> Nonpriority creditor's name and mailing address <b>Northwind Group</b>  <b>489 5th Ave Fl 28</b> <b>New York, NY 10017-6117</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	<u>\$0.00</u>
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Date(s) debt was incurred _____	Basis for the claim: _____	
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Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
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**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
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<b>4.1</b> NYC Department of Law Attn: Bernadette Brennan, Esq. 100 Church St Rm 5-233 New York, NY 10007-2601	Line <u>2.2</u>  <input type="checkbox"/> Not listed. Explain _____	—
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<b>4.2</b> NYS Attorney General 28 Liberty St New York, NY 10005-1400	Line <u>2.3</u>  <input type="checkbox"/> Not listed. Explain _____	—
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**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1	5a.	\$	Total of claim amounts <u>1,569,372.00</u>
5b. Total claims from Part 2	5b.	+ \$	<u>0.00</u>

Debtor 208-214 E. 25th St. LLC  
Name

Case number (if known) \_\_\_\_\_

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

5c.

\$	1,569,372.00
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Fill in this information to identify the case:	
Debtor name	<u>208-214 E. 25th St. LLC</u>
United States Bankruptcy Court for the:	<u>SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION</u>
Case number (if known)	<u></u>

☐ Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

- 2.1. State what the contract or lease is for and the nature of the debtor's interest
- Apartment leases as per the attached rent roll and schedule

State the term remaining

List the contract number of any government contract

Property: 208  
New York, NY 10010

**Rent Roll with Lease Charges**

208-214 E. 25th Street LLC  
As Of August 01,2022

Unit	Type	Unit Sq Ft	Name	Lease Type	Move In Date	Lease From	Lease To	Market Rent	Charge Code	Amount	Total Monthly Charges	Resident Deposit	Legal Status
001	2081x1	0.00	Keya Sanghavi	Fair Market	04/15/2022	04/15/2022	05/31/2023	4,150.00	rent	4,150.00	4,150.00	4,150.00	
002	2084x2	0.00	Scott Bova	Fair Market	09/01/2020	09/01/2021	08/31/2022	0.00	rent	5,495.00	5,495.00	5,800.00	
004	2081x1	0.00	Dzinh Nguyen	Rent Stabilized	07/01/2013	07/01/2021	06/30/2023	0.00	rentreg	1,303.55	1,303.55	1,271.58	
021	2081x1	0.00	Olufunmilayo Tejuoso	Fair Market	06/29/2021	07/01/2022	06/30/2024	2,995.00	rent	2,995.00	2,995.00	2,995.00	
022	2081x1	0.00	VACANT	VACANT				0.00			0.00	0.00	
023	2082x1	0.00	Vijay Bharath	Fair Market	02/01/2022	02/01/2022	01/31/2023	0.00	rent	3,195.00	3,195.00	3,195.00	
024	2082x1	0.00	Sydney Vlasach	Fair Market	02/01/2022	02/01/2022	01/31/2023	4,195.00	rent	4,195.00	4,195.00	4,195.00	
031	2081x1	0.00	Cyrus Attia	Fair Market	03/01/2021	03/01/2021	02/28/2023	0.00	rent conc	2,275.00 (284.38)	1,990.62	2,275.00	
032	2081x1	0.00	Victoria O'Reilly	Fair Market	07/01/2022	07/01/2022	07/31/2023	3,795.00	rent	3,795.00	3,795.00	3,795.00	
033	2081x1	0.00	Frances Griggs	Rent Controlled	01/01/1950	01/01/1950	12/31/2050	0.00	scie	(85.07)	352.60	0.00	
034	2081x1	0.00	Zachary Feig	Rent Stabilized	02/15/2022	02/15/2022	02/28/2023	2,795.00	rentreg prefrent	437.67 (686.89)	2,795.00	2,795.00	
041	2081x1	0.00	Marta Herscu	Rent Stabilized	03/01/2012	03/01/2022	02/29/2024	0.00	rent	3,681.89 1,405.20	1,405.20	1,438.50	
042	2081x1	0.00	Thomas Reilly	Fair Market	01/01/2021	01/01/2022	12/31/2022	0.00	rent	2,695.00	2,695.00	2,295.00	
043	2081x1	0.00	Anna Herbolzheimer	Fair Market	12/01/2021	12/01/2021	11/30/2022	0.00	rent	3,195.00	3,195.00	3,195.00	
044	2081x1	0.00	Julia Heredia	Rent Controlled	01/01/1950	01/01/1950	12/31/2050	0.00	rentreg	533.09	533.09	0.00	
051	2081x1	0.00	Melissa Jeyaraj	Fair Market	06/01/2020	08/01/2021	08/31/2022	4,250.00	rent	3,100.00	3,100.00	3,295.00	
052	2081x1	0.00	Erika Schreiber	Fair Market	10/01/2021	10/01/2021	09/30/2022	0.00	rent	3,395.00	3,395.00	3,395.00	
053	2081x1	0.00	Avery Geehr	Fair Market	04/15/2022	04/15/2022	04/30/2024	3,595.00	rent	3,595.00	3,595.00	3,595.00	
054	2081x1	0.00	Jessica Pillow	Fair Market	04/01/2018	04/01/2022	09/30/2022	0.00	rent	3,595.00	3,595.00	3,395.00	
0LE	2081x1	0.00	Brandon Cotter	Fair Market	06/25/2022	06/25/2022	06/30/2023	3,250.00	rent	3,250.00	3,250.00	3,250.00	
0LW	2081x1	0.00	Justin Brownhill	Fair Market	06/01/2022	06/01/2022	06/30/2023	3,350.00	rent	3,350.00	3,350.00	3,350.00	
<b>Total Amount</b>										<b>58,380.06</b>			

Property: 208  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

#### Summary of Charges by Charge Code (Current/Notice residents only)

conc	(284.38)
prefrent	(886.89)
rent	57,362.09
rentreg	2,274.31
scie	(85.07)
Total	58,380.06

#### Summary of Lease Types

Fair Market	15
Rent Controlled	2
Rent Stabilized	3
VACANT	1
	21

Property: 210  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

Unit	Type	Unit Sq Ft	Name	Lease Type	Move In Date	Lease From	Lease To	Market Rent	Charge Code	Amount	Total Monthly Charges	Resident Deposit	Legal Status
01FE	2102x1	0.00	Archie Miller	Fair Market	01/09/2021	02/01/2022	02/29/2024	0.00	rent	2,950.00	2,950.00	2,400.00	
01FW	2101x1	0.00	Ana Escalante	Fair Market	01/01/2022	01/01/2022	12/31/2022	0.00	rent	3,495.00	3,495.00	3,495.00	
01RE	2101x1	0.00	Jared Alechman	Rent Stabilized	08/01/2013	08/01/2022	07/31/2023	0.00	rentreg	1,442.19	1,442.19	1,463.82	
01RW	2101x1	0.00	Jennifer Rubinstein	Fair Market	01/01/2022	01/01/2022	12/31/2022	0.00	rent	3,250.00	3,250.00	3,250.00	
02FE	2102x1	0.00	Marisa Alemany	Fair Market	07/01/2022	07/01/2022	06/30/2024	4,795.00	rent	4,795.00	4,795.00	4,795.00	
02FW	2102x1	0.00	Hannah Beerman	Fair Market	03/01/2022	03/01/2022	02/28/2023	0.00	rent	4,295.00	4,295.00	4,295.00	
02RE	2102x1	0.00	Fernando Puente	Rent Controlled	01/01/1950	01/01/1950	12/31/2050	0.00	scie	(24.39)	187.51	0.00	
									rentreg	211.90			
02RW	2101x1	0.00	Katia Nabatkhorian	Fair Market	06/01/2022	06/01/2022	05/31/2023	3,250.00	rent	3,250.00	3,250.00	3,250.00	
03FE	2102x1	0.00	Angel Alcantara	Fair Market	06/01/2022	06/01/2022	05/31/2023	4,750.00	rent	4,750.00	4,750.00	4,750.00	
03FW	2102x1	0.00	Dana Lane	Fair Market	08/01/2021	08/01/2022	07/31/2023	3,895.00	rent	4,295.00	4,295.00	3,895.00	
03RE	2101x1	0.00	Fnu Abhinav Katoch	Fair Market	02/01/2022	02/01/2022	01/31/2023	0.00	rent	3,195.00	3,195.00	3,195.00	
03RW	2101x1	0.00	Viswesh Swaminathan	Fair Market	12/01/2021	12/01/2021	11/30/2022	0.00	rent	3,295.00	3,295.00	3,295.00	
04FE	2102x1	0.00	Andrew Estes	Fair Market	04/15/2022	04/15/2022	03/31/2024	4,395.00	rent	4,395.00	4,395.00	4,395.00	
04FW	2102x1	0.00	Carolyn Kirshe	Fair Market	01/01/2021	01/01/2022	12/31/2022	0.00	rent	3,300.00	3,300.00	0.00	
04RE	2101x1	0.00	Isabella Fiore	Fair Market	02/01/2021	05/01/2022	07/31/2023	0.00	rent	2,800.00	2,800.00	2,200.00	
04RW	2101x1	0.00	Kathryn Gaon	Fair Market	10/31/2020	01/01/2022	12/31/2022	0.00	rent	2,670.00	2,670.00	2,545.00	
05FE	2102x1	0.00	Megan Breen	Fair Market	11/01/2021	11/01/2021	10/31/2022	0.00	rent	4,495.00	4,495.00	4,495.00	
05FW	2102x1	0.00	Linda Mellone	Rent Stabilized	11/01/2013	11/01/2019	10/31/2021	0.00	rentreg	789.71	789.71	789.71	
05RE	2101x1	0.00	Joseph Stilin	Fair Market	09/01/2020	09/01/2021	08/31/2022	4,250.00	conc	(266.25)	2,928.75	3,295.00	
									rent	3,195.00			
05RW	2101x1	0.00	Steven Warner	Fair Market	10/01/2021	10/01/2021	09/30/2022	0.00	rent	3,275.00	3,275.00	0.00	
0LE	2101x1	0.00	Amanda Ryan	Fair Market	06/01/2022	06/01/2022	05/31/2024	3,350.00	rent	3,350.00	3,350.00	3,350.00	
0LW	2101x1	0.00	Sarah Wheeler	Fair Market	06/15/2021	07/01/2022	06/30/2024	0.00	rent	2,795.00	2,795.00	2,275.00	
<b>Total Amount</b>										<b>69,998.16</b>			

Property: 210  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

#### Summary of Charges by Charge Code (Current/Notice residents only)

conc	(266.25)
rent	67,845.00
rentreg	2,443.80
scie	(24.39)
Total	69,998.16

#### Summary of Lease Types

Fair Market	19
Rent Controlled	1
Rent Stabilized	2
	22

**Rent Roll with Lease Charges**

208-214 E. 25th Street LLC

As Of August 01,2022

Property: 212

New York, NY 10010

Unit	Type	Unit Sq Ft	Name	Lease Type	Move In Date	Lease From	Lease To	Market Rent	Charge Code	Amount	Total Monthly Charges	Resident Deposit	Legal Status
001	2122x1	0.00	Keith Brockman	Fair Market	04/01/2021	04/01/2022	03/31/2024	0.00	rent	3,595.00	3,595.00	2,625.00	
002	2122x1	0.00	Geraldine Fagan	Rent Stabilized	08/01/2013	08/01/2022	07/31/2024	0.00	rentreg	1,644.24	1,644.24	1,603.86	
003	2121x1	0.00	Ashley Stahl	Fair Market	09/01/2021	09/01/2021	08/31/2022	0.00	rent	3,295.00	3,295.00	3,295.00	
004	2122x1	0.00	Stephan Moran	Fair Market	02/01/2022	02/01/2022	01/31/2023	5,495.00	rent	5,495.00	5,495.00	5,495.00	
005	2121x1	0.00	Alexia Tsimikas	Fair Market	01/30/2021	02/01/2022	01/31/2023	0.00	conc rent	(225.00) 2,700.00	2,475.00	2,700.00	
006	2122x1	0.00	Kristen Poss	Fair Market	02/01/2020	09/01/2021	02/28/2023	0.00	rent conc	2,625.00 (291.67)	2,333.33	3,895.00	
007	2121x1	0.00	Zachary Brenner	Fair Market	07/01/2022	07/01/2022	06/30/2023	3,695.00	rent	3,695.00	3,695.00	3,695.00	
008	2121x1	0.00	Bianca Beres	Fair Market	02/15/2021	02/15/2021	02/28/2023	0.00	conc rent	(266.40) 2,175.00	1,908.60	2,175.00	
009	2121x1	0.00	John Buresh	Fair Market	08/01/2022	08/01/2022	07/31/2023	3,750.00	rent	3,750.00	3,750.00	3,750.00	
010	2122x1	0.00	Ping Edmunds	Fair Market	03/20/2021	03/20/2021	05/31/2023	0.00	conc rent	(284.15) 2,500.00	2,215.85	2,500.00	
011	2121x1	0.00	Sophie Cheston	Fair Market	07/01/2022	07/01/2022	07/31/2023	3,650.00	rent	3,650.00	3,650.00	3,650.00	
012	2121x1	0.00	Kelly Amen	Fair Market	04/15/2022	04/15/2022	04/30/2024	3,195.00	rent	3,195.00	3,195.00	3,195.00	
013	2121x1	0.00	Shelby Cole	Fair Market	08/01/2019	02/01/2022	02/29/2024	0.00	rent	3,175.00	3,175.00	3,095.00	
014	2122x1	0.00	Angela Beckham	Rent Stabilized	02/01/2012	02/01/2021	01/31/2023	1,541.15	rentreg	1,627.38	1,627.38	1,627.39	
015	2121x1	0.00	Maia Hannemann	Fair Market	04/01/2022	04/01/2022	03/31/2023	3,195.00	rent	3,195.00	3,195.00	3,195.00	
016	2121x1	0.00	Sana Din	Fair Market	02/01/2022	02/01/2022	01/31/2023	0.00	rent	3,250.00	3,250.00	3,250.00	
017	2122x1	0.00	Alexander Banh	Fair Market	05/03/2021	05/03/2021	01/31/2023	0.00	conc rent	(529.90) 3,695.00	3,165.10	3,695.00	
018	2122x1	0.00	Sarah Wheeler	Fair Market	05/01/2021	05/01/2021	04/30/2023	0.00	rent conc	2,625.00 (437.50)	2,187.50	2,625.00	
019	2121x1	0.00	Brandon Tracy	Fair Market	05/01/2022	05/01/2022	05/31/2023	3,495.00	rent	3,495.00	3,495.00	3,495.00	
020	2121x1	0.00	Daniel DaSilva	Fair Market	03/18/2022	03/18/2022	03/31/2024	0.00	rent	3,395.00	3,395.00	3,395.00	
0LE	2122x1	0.00	Isabella Paoletto	Fair Market	04/29/2022	04/29/2022	05/31/2023	3,250.00	rent	3,250.00	3,250.00	3,250.00	
0LW	2121x1	0.00	Nicholas Vitale	Fair Market	10/01/2014	04/01/2022	03/31/2024	0.00	rent	2,675.00	2,675.00	2,695.00	
<b>Total Amount</b>										<b>66,667.00</b>			



Property: 212  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

#### Summary of Charges by Charge Code (Current/Notice residents only)

conc	(2,034.62)
rent	65,430.00
rentreg	3,271.62
Total	66,667.00

#### Summary of Lease Types

Fair Market	20
Rent Stabilized	2
	22

Property: 214  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

Unit	Type	Unit Sq Ft	Name	Lease Type	Move In Date	Lease From	Lease To	Market Rent	Charge Code	Amount	Total Monthly Charges	Resident Deposit	Legal Status
01FE	2141x1	0.00	Layla Keith	Fair Market	05/01/2022	05/01/2022	04/30/2024	4,195.00	rent	4,195.00	4,195.00	4,195.00	
01FW	2142x1	0.00	Carlos Roure	Rent Stabilized	06/01/2012	06/01/2022	05/31/2024	0.00	rentreg	847.71	368.95	596.39	
									scie	(478.76)			
01RE	2143x1	0.00	VACANT	VACANT				0.00			0.00	0.00	
01RW	2142x1.5	0.00	Andrea Chavez Davila	Fair Market	01/19/2021	02/01/2022	02/29/2024	0.00	rent	3,500.00	3,500.00	2,895.00	
02FE	2142x1	0.00	Rocky Can	Employee Occupied	01/01/1950	01/01/1950	12/31/2050	0.00			0.00	0.00	
02FW	2142x2	0.00	Samantha Grande	Fair Market	02/06/2021	02/01/2022	04/30/2023	0.00	rent	3,250.00	3,250.00	2,625.00	
02RE	2141x1	0.00	Blueground Blueground	Fair Market	07/05/2022	07/05/2022	07/31/2023	2,995.00	rent	3,550.00	3,550.00	1,500.00	
02RW	2141x1	0.00	Thomas Krotine	Fair Market	04/01/2022	04/01/2022	03/31/2024	3,495.00	rent	3,495.00	3,495.00	3,495.00	
03FE	2142x1	0.00	Revian Chang	Fair Market	10/01/2021	10/01/2021	09/30/2022	4,995.00	rent	4,295.00	4,295.00	0.00	
03FW	2142x2	0.00	Jared Finsterbusch	Fair Market	07/01/2022	07/01/2022	06/30/2023	0.00	rent	4,195.00	8,390.00	13.00	
									rent	4,195.00			
03RE	2141x1	0.00	Blueground Blueground	Fair Market	06/03/2022	06/03/2022	07/31/2023	3,550.00	rent	3,550.00	3,550.00	1,500.00	
03RW	2141x1	0.00	Nikhil Shankar	Fair Market	06/25/2022	06/25/2022	07/31/2023	3,650.00	rent	3,650.00	3,650.00	3,650.00	
04FE	2142x1	0.00	Joshua Willis	Fair Market	01/01/2022	01/01/2022	12/31/2022	0.00	rent	4,095.00	4,095.00	4,095.00	
04FW	2142x1	0.00	Susan Aziz	Fair Market	02/01/2022	02/01/2022	01/31/2023	0.00	rent	4,195.00	4,195.00	4,195.00	
04RE	2141x1	0.00	Assunta Guzman	Fair Market	03/01/2022	03/01/2022	02/28/2023	0.00	rent	3,250.00	3,250.00	3,250.00	
04RW	2141x1	0.00	John Iathrop	Fair Market	01/01/2022	01/01/2022	12/31/2022	2,995.00	rent	3,250.00	3,250.00	3,250.00	
05FE	2142x1	0.00	Leigh Archibald	Fair Market	11/01/2021	11/01/2021	10/31/2023	0.00	rent	4,600.00	4,600.00	4,550.00	
05FW	2142x1	0.00	Eliza Brosgol	Fair Market	12/01/2021	12/01/2021	05/31/2023	0.00	rent	4,595.00	4,595.00	4,595.00	
05RE	2143x2	0.00	Andrew Schreiberstein	Fair Market	07/01/2022	07/01/2022	07/31/2023	7,250.00	rent	7,250.00	7,250.00	7,250.00	
05EW	2143x2	0.00	Petro Serdiuk	Fair Market	04/01/2022	04/01/2022	03/31/2024	5,195.00	rent	5,195.00	5,195.00	5,195.00	
<b>Total Amount</b>										<b>74,673.95</b>			

Property: 214  
New York, NY 10010

### Rent Roll with Lease Charges

208-214 E. 25th Street LLC  
As Of August 01,2022

#### Summary of Charges by Charge Code (Current/Notice residents only)

rent	74,305.00
rentreg	847.71
scie	(478.76)
Total	74,673.95

#### Summary of Lease Types

Employee Occupied	1
Fair Market	17
Rent Stabilized	1
VACANT	1
	20

# **Rent Roll with Lease Charges**

As Of August 01,2022

Property: For Selected Properties

## **Summary of Charges by Charge Code (Current/Notice residents only)**

conc	(2,585.25)
prefrent	(886.89)
rent	264,942.09
rentreg	8,837.44
scie	(588.22)
Total	269,719.17

## **Summary of Lease Types**

Employee Occupied	1
Fair Market	71
Rent Controlled	3
Rent Stabilized	8
VACANT	2
	85

Fill in this information to identify the case:	
Debtor name	<u>208-214 E. 25th St. LLC</u>
United States Bankruptcy Court for the:	<u>SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION</u>
Case number (if known)	<u></u>

☐ Check if this is an amended filing

## Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

### 1. Do you have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1 Edward Croman	395 Pleasant Valley Way West Orange, NJ 07052-2998	25th Street Multifamily LLC	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2 Steve Croman	12 E 72nd St New York, NY 10021-4125	25th Street Multifamily LLC	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Fill in this information to identify the case:

Debtor name 208-214 E. 25th St. LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK, MANHATTAN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from Schedule A/B..... \$ 30,000,000.00

1b. **Total personal property:**

Copy line 91A from Schedule A/B..... \$ 1,684,133.04

1c. **Total of all property:**

Copy line 92 from Schedule A/B..... \$ 31,684,133.04

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A Amount of claim, from line 3 of Schedule D..... \$ 22,751,005.00

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of Schedule E/F..... \$ 1,569,372.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... +\$ 0.00

4. **Total liabilities** .....

Lines 2 + 3a + 3b

\$ 24,320,377.00

United States Bankruptcy Court  
Southern District of New York, Manhattan Division

IN RE:

Case No. \_\_\_\_\_

208-214 E. 25th St. LLC

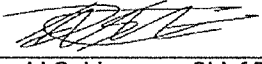
Chapter 11

Debtor(s)

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: November 30, 2022

Signature: 

David Goldwasser, Chief Restructuring Office

Debtor

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Joint Debtor, if any

25th Street Multifamily LLC  
100 Park Ave  
New York, NY 10017-5516

Edward Croman  
395 Pleasant Valley Way  
West Orange, NJ 07052-2998

Hayley Greenberg, Esq.  
Greenberg & Merola, LLP,  
2280 Grand Ave Ste 202  
Baldwin, NY 11510-3110

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

Katsky Korins LLP  
605 3rd Ave  
New York, NY 10158-0180

Northwind Group  
489 5th Ave Fl 28  
New York, NY 10017-6117

NYC Dep't of Finance  
Legal Affairs  
345 Adams St Fl 3  
Brooklyn, NY 11201-3719



NYC Department of Law  
Attn: Bernadette Brennan, Esq.  
100 Church St Rm 5-233  
New York, NY 10007-2601

NYS Attorney General  
28 Liberty St  
New York, NY 10005-1400

NYS Dep't of Taxation  
Bankruptcy/Special Procedure  
PO Box 5300  
Albany, NY 12205-0300

Steve Croman  
12 E 72nd St  
New York, NY 10021-4125